

INDU
STRY

CREATIVE OFFICE

±1,584, ±2,736 & ±4,595 RSF

Combinable to ±6,179 or ±8,915 RSF

2400-2410
HYPERION AVE
SILVER LAKE

FOR LEASE



INDUSTRYPARTNERS.COM

310 395 5151

CA BRE No. 01900833

CARLE PIEROSE

cp@industrypartners.com

CA BRE No. 01464318

AVAILABLE RSF

±4,595 RSF Suite A

±1,584 RSF Suite B

±2,736 RSF Suite C

RATE*

\$3.95/SF per Mo. NNN

\$3.75/SF per Mo. NNN

\$3.50/SF per Mo. NNN

*NNNs estimated @ \$1.25/sf

OCCUPANCY

Immediate

TERM

Negotiable

PARKING

2 per 1,000 SF Parking Ratio
at \$100/space/mo (Valet)

Rare opportunity for a turn-key,
second generation, modern
workspace

FEATURES

Renovated in 2019 and consists
of updated kitchen with marble
accents, music studio with
soundproof booths and control
room, cyc wall, polished concrete,
operable windows, and skylights

Walking distance to Trader Joes,
Gelsons, Starbucks, Erewhon,
Rodeo Athletic Club, and
Intellegentsia

Dedicated parking lot a short walk
away

Minutes from Sunset Junction

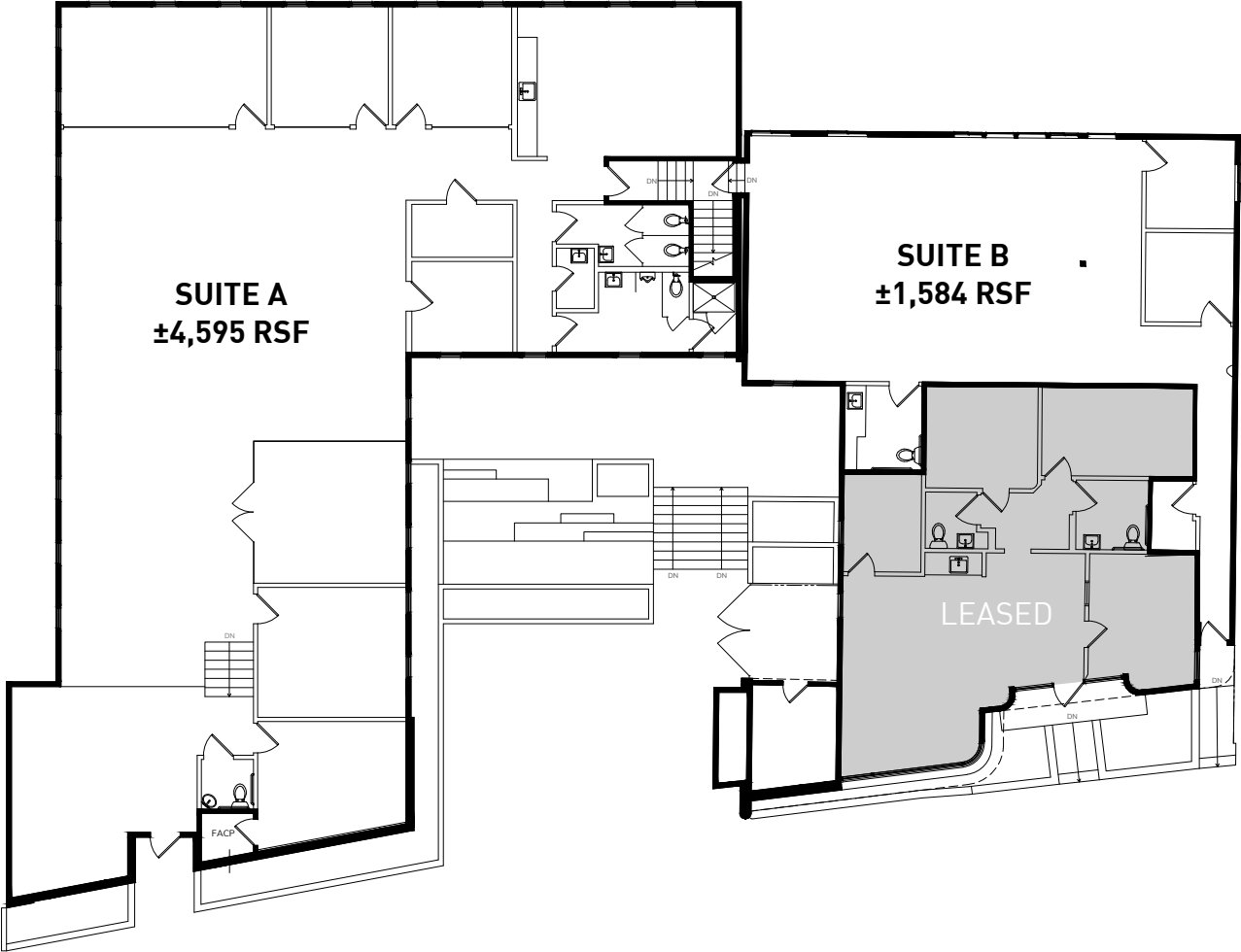
Total Building Size of ±13,035 SF

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accuracy of the foregoing information. Terms of
sale or lease are subject to change or withdraw-
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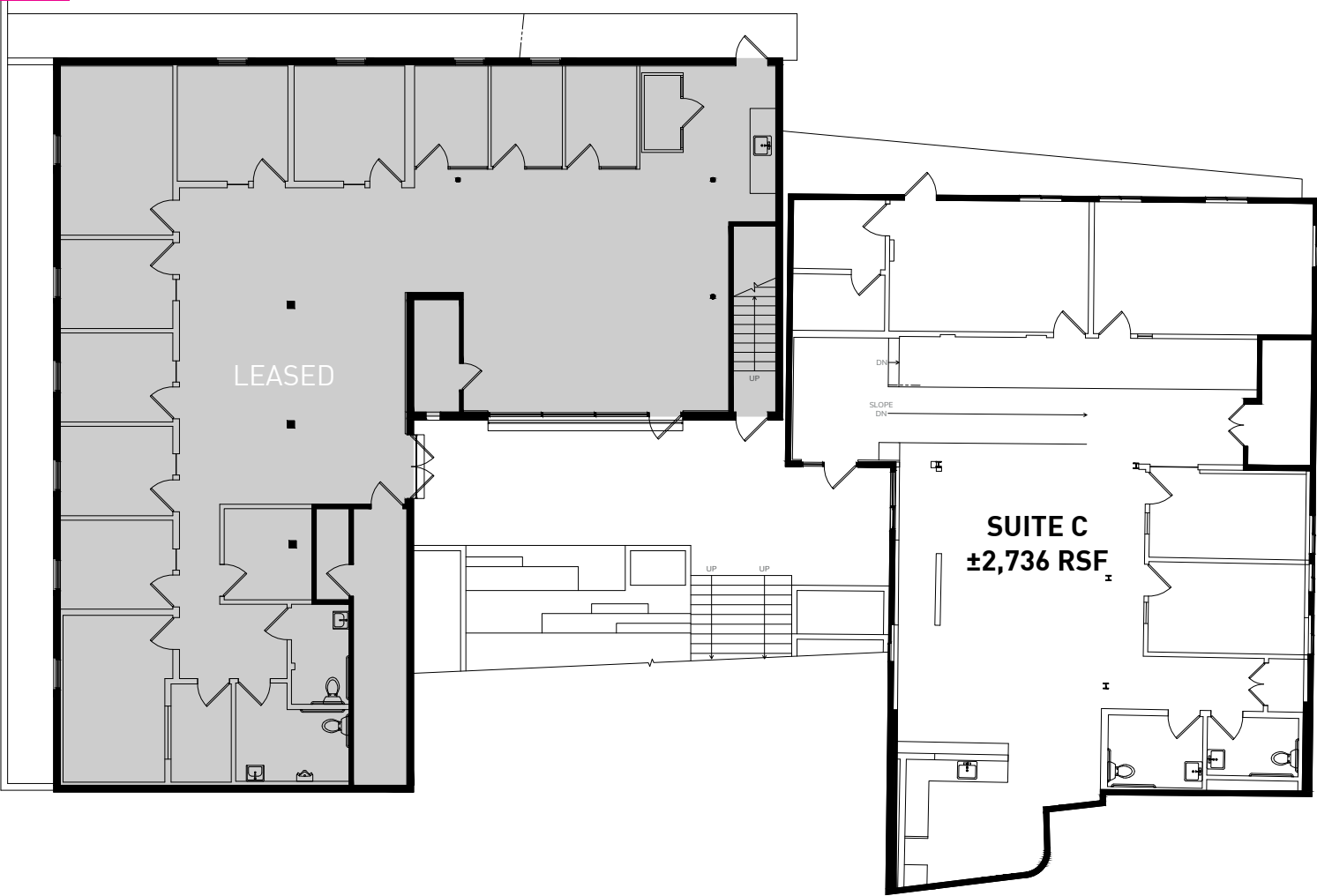


SECOND FLOOR



HYPERION AVE

GROUND FLOOR

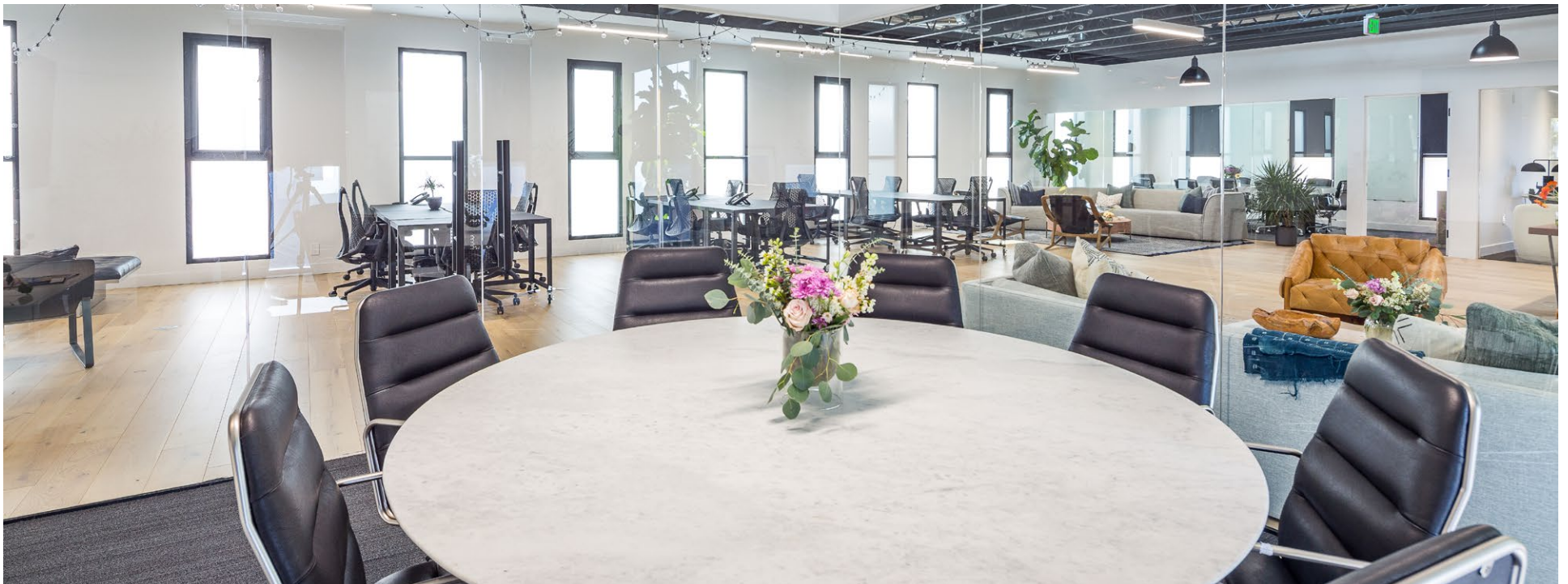


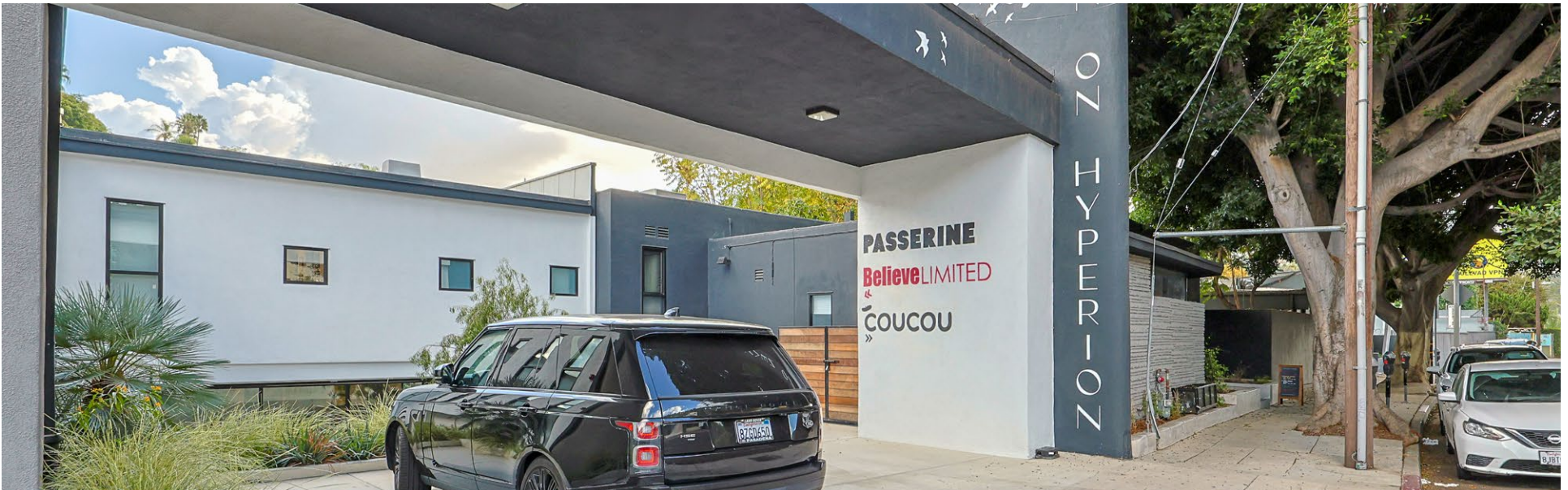
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INTERIOR PHOTOS
SUITE A



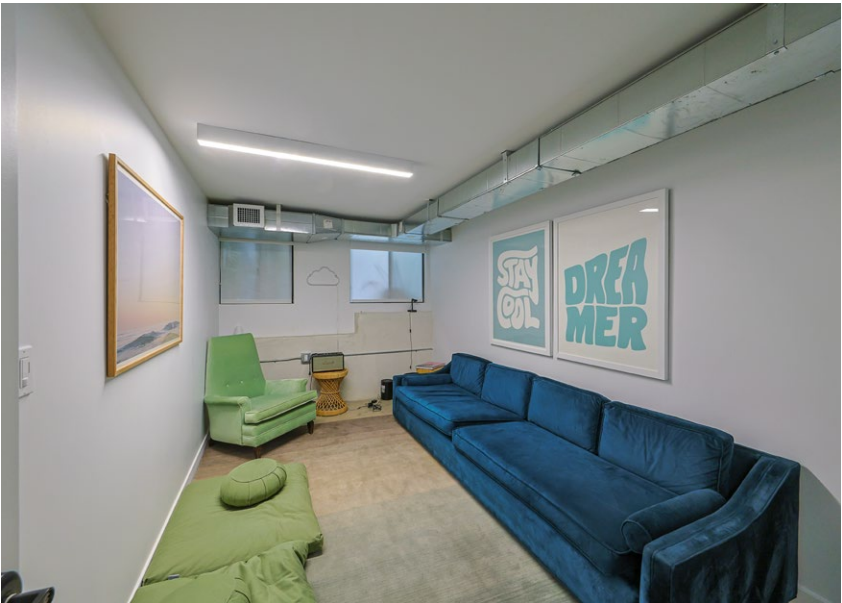
Hardscaped courtyard, great for meetings and fresh air

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INTERIOR PHOTOS
SUITE C



Cultural Capitol of the Eastside

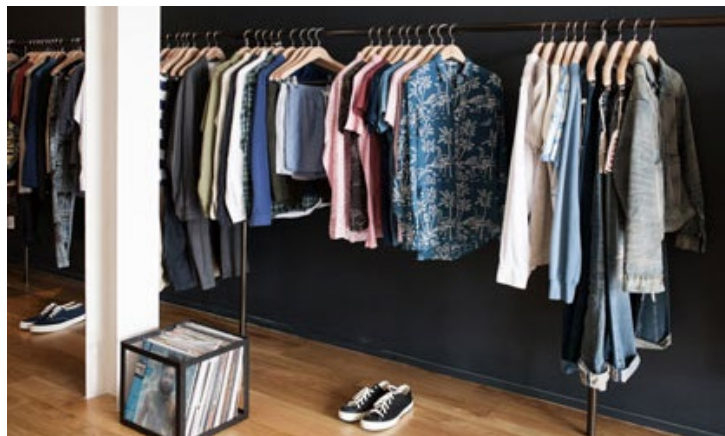
Silver Lake has defined the Eastside's character and aesthetic through art, architecture and dining. Architect Barbara Bestor, inspired by Silver Lake's built environment, recently opened her office just a few doors down from 1928-2012 Hyperion.

A Vibrant Community

Silver Lake has always been a diverse community of people. Dating back to the 1910s, it's been home to Hollywood elite, political leaders, artists, and immigrants from all over the world. The community character has continued to enrich as Silver Lake is home to young professionals, artists, creatives, entrepreneurs, long-time residents, and young families. Silver Lake also has some of LA's best schools.

Easy Accessibility

Freeways, major bus routes, major thoroughfares. Silver Lake is connected and easy to access from all directions and nearby neighborhoods like Echo Park, Los Feliz, Hollywood, Atwater Village, Glendale and Downtown LA.



3 min
WALK**Tomato Pie Pizza Joint Silver Lake:**

This casual pizzeria is a neighborhood favorite, offering hand-tossed, thin-crust pizzas made with fresh ingredients. The menu includes classics like Margherita as well as creative pies like the "Grandma's Pie," perfect for dine-in or takeout mornings.

3 min
WALK**Barbrix Wine Shop and Restaurant:**

A sophisticated yet approachable wine bar and restaurant, Barbrix is ideal for enjoying small plates paired with curated wines. Its Mediterranean-inspired menu and cozy ambiance make it a great spot for a date night or casual gathering.

8 min
WALK

O Banh Mi: O Banh Mi serves up delicious Vietnamese sandwiches with freshly baked baguettes, flavorful fillings, and vibrant accompaniments. It's a go-to spot for a quick, satisfying, and affordable meal.

9 min
WALK

Casita Del Campo: A colorful Mexican restaurant with a lively atmosphere, Casita Del Campo offers hearty dishes, refreshing margaritas, and a charming patio. It's also known for hosting drag performances in its underground theater.

5 min
WALK

The Friend: This retro-inspired bar is a hotspot for cocktails, music, and a laid-back vibe. With funky decor and DJ sets, it's an excellent choice for a night out with friends.

7 min
WALK

Magpies Softserve: For dessert lovers, Magpies Softserve is a must-visit. They specialize in inventive, handcrafted soft-serve ice cream made with high-quality ingredients. Vegan and dairy-free options are also available.

8 min
WALK

Coffee 101: A cozy coffee shop known for its strong brews and welcoming atmosphere. It's a great place to grab a morning latte or settle in with your laptop to get some work done.

9 min
WALK

Cafe Nido: Coffee & Books: A unique combination of coffee shop and bookstore, Café Nido offers a quiet retreat to enjoy specialty coffee while browsing a curated selection of books. It's perfect for bookworms and coffee enthusiasts alike.

3 min
DRIVE

Blair's Restaurant: Blair's is an intimate neighborhood eatery serving elevated comfort food with a modern twist. The menu features dishes like truffle mac and cheese and braised short ribs, making it a beloved spot for special occasions or indulgent dinners.

3 min
DRIVE

Makisupa Coffee Bar: This hidden gem serves exceptional coffee with a Jamaican flair. Known for its laid-back vibe and specialty drinks like coconut coffee, it's a great place to relax and recharge.